

APPENDIX D

TRPA Land Capability District Verification

02137

TAHOE REGIONAL PLANNING AGENCY

MAR 14 1995

REQUEST FOR VERIFICATION OF LAND CAPABILITY,

APN 112-050-001 ✓

County Placer

File Number _____

Owner Name Andreas Mourelatos

Results to be Mailed to:

Name Leah Kaufman

Address P.O. Box 253

Carnelian Bay, CA 96140

Location of Property (physical address or directions)

No address, North Lake Blvd., Tahoe Vista

I hereby authorize TRPA to access subject property for purposes of land capability verification

Signature of Owner [Signature]

*****TRPA USE ONLY*****

Date Received 3-10-95

Fee \$ 120.00

Receipt # 6865

Mapped Land Capability

Mapped Soil Map Unit

1. 6

1. JWD

2. 4

2. JWE

3. _____

3. _____

4. _____

4. _____

E-3

RESULTS

Date 6/5/95

By [Signature]

Verified as Mapped Y/N Y

Verified Land Capability Class

Verified Soil Map Unit

Observed Slope

a. 6

JWD

2-15%

b. 4

JWE

15-30%

c. _____

d. _____

Verification of Stream Environment Zone Y/N N

Extent or Amount of SEZ on Parcel _____

Comments SEE TOPO ON FILE

11-0000-01

02137

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527

July 17, 1995

Leah Kaufman
P.O. Box 253
Carnelian Bay, CA 96140

Dear Leah:

VERIFICATION OF LAND COVERAGE, COMMERCIAL FLOOR AREA, RESIDENTIAL UNITS AND
TOURIST ACCOMMODATION UNITS, APN 117-071-28

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) has conducted a site visit of the above-referenced parcel, and has made the following determinations in regards to Commercial Floor Area, Land Coverage, Residential Units and Tourist Accommodation Units.

Commercial Floor Area -

1,077 Square Feet

(Note: The storage building was found to be accessory to the residential and tourist accommodation uses and, therefore, was not verified as commercial floor area.)

Existing Land Coverage -

Hard Coverage

Buildings, Concrete, Decks,	
Steps and Sheds	14,825 square feet
Asphalt Drive	<u>9,919 square feet</u>
Total Hard Coverage	24,744 square feet

Soft Coverage

Dirt Drives and Parking	21,705 square feet
Total Land Coverage	<u>46,449 square feet</u>

Units of Use -

Residential = 17 Units
Tourist Accommodation = 11 Units

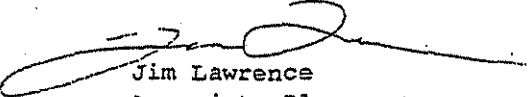
(Note: Units that contained kitchens were verified as residential units and units without kitchens were verified as tourist accommodation units.)

Mourelatos, APN 117-071-28
Verification of Use and Coverage
Page 2

At this point, the commercial floor area, land coverage, residential units and tourist accommodation units are verified. A separate application is necessary to bank or transfer the floor area, units of use or land coverage.

Please do not hesitate to call if you have any questions regarding this matter.

Sincerely,



Jim Lawrence
Associate Planner
Project Review Division

/JL

Sep 28 15:54:00 . 95

LCV DATA --- RESULTS ONLY

Parcel: 117-071-28 County: PL Recieved: 03/10/1995 Receipt#: 6867

Owner: ANDREAS MOURELATOS
Name: LEAH KAUFMAN
Address: PO BOX 253
Address2: CARNELIAN BAY CA 96140

LCC: 09/27/1995

Location: 6835 NORTH LAKE BLVD

Comments: LCC APPROVED BY GB 9/27/95 NOW CLASS 7,6,& 4

*****RESULTS*****

Resultdate: 06/05/1995

Resultby: TS

Ver As Map: N

VERIFIED LAND CAPABILITY
CLASS

VERIFIED SOIL
MAP UNIT

OBSERVED SLOPE

Verlc1: 6

Versmu1: JWD

Versl1: 2-15%

Verlc2: 4

Versmu2: JWE

Versl2: 15-22%

Verlc3: 5

Versmu3: JhC

Versl3: 2-9%

Verlc4: 3

Versmu4: JaD

Versl4: 9-13%

Versez: N

Amtsez:

Comment1: SEE TOPO ON FILE

Comment2:

117-071-28

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547
Fax (702) 588-4527

September 29, 1995

Ms. Leah Kaufman
P.O. Box 253
Carnelian Bay, California 96140

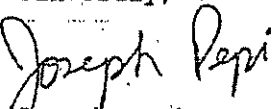
Land Capability Challenge: APN 117-071-28 (Mourelatos)

Dear Ms. Kaufman:

The Tahoe Regional Planning Agency (TRPA) Governing Board approved the Land Capability Challenge for the above-referenced parcel at the September 27, 1995 Governing Board meeting. The Land Capability Class was changed from class 6, 5, 4, and 3 to class 7, 6, and 4.

TRPA will add the information to the official land capability database and rely on that information for the processing of future applications. This information may be relied upon until or unless the parcel is reevaluated by the Agency based on new information.

Sincerely,



Joseph Pepi
Senior Planner/Soil Scientist
IPES/Land Capability Office

JP/kw

AUTHORIZATION FOR REPRESENTATION:

(This form must be completed by all applications with multiple ownerships.)

The following persons own the subject properties (please print):

First Lot: Mourelatos Family Limited Partnership

Second Lot: Mourelatos Family Limited Partnership

Third Lot: _____

Fourth Lot: _____

Right-of-Way Representative (abandonments only) _____

We authorize (name) K.B. Foster Civil Engineering Inc. to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA, beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner's Signatures (Original):

First Lot: [Signature] Date _____

Second Lot: [Signature] Date _____

Third Lot: _____ Date _____

Fourth Lot: _____ Date _____

R-O-W Representative (abandonments only) _____ Date _____

FOR OFFICE USE ONLY

Date Received: _____ By: _____

Fee: \$ _____ Receipt # _____

Comments: _____

LOT LINE ADJUSTMENT/R-O-W ABANDONMENT CHECKLIST

APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA MAY REQUIRE ADDITIONAL INFORMATION DURING REVIEW OF THIS APPLICATION.

Applicant	TRPA	
<u> x </u>	<u> </u>	1. Completed application form (with original signatures).
<u> x </u>	<u> </u>	2. Authorization form (if applicable).
<u> x </u>	<u> </u>	3. Land coverage conformance worksheet.
<u> x </u>	<u> </u>	4. TRPA verified of land capability districts for each parcel and abandoned right-of-way.
<u> x </u>	<u> </u>	5. TRPA verified existing land coverage for each parcel.
<u> x </u>	<u> </u>	6. Initial Environmental Checklist.
<u> x </u>	<u> </u>	7. Application fee.
<u> x </u>	<u> </u>	8. Supplemental Form "A".
<u>n/a</u>	<u> </u>	9. Supplemental Form "B" – for lot line adjustments involving right-of-way abandonments. Also requires completion of Form "A".
<u> x </u>	<u> </u>	10. The most recent Grant Deed for all affected parcels which must include: <ul style="list-style-type: none"> - Name of Grantee - Date recorded - Legal description - Recorded book, page, and document numbers.
<u> x </u>	<u> </u>	11. Site Plan: Minimum size 18" x 24" on blackline or blueprint paper <u>clearly</u> delineating the following: <ul style="list-style-type: none"> <u> </u> a. All existing property lines and easements. <u> </u> b. All proposed property lines and easements. <u> </u> c. Map scale and north arrow. <u> </u> d. All affected Assessor's Parcel Numbers (APNs) and property addresses. <u> </u> e. All property owner's names. <u> </u> f. All existing and proposed lot sizes (sq. ft.). <u> </u> g. Verified Land Capability District boundaries (including backshore and stream environment zones, if applicable.) <u> </u> h. High and low water lines for Lake Tahoe (if applicable). <u> </u> i. Location and dimensions of all existing structures, and their uses (e.g., residence, garage, shed, etc.).

- _____ j. Allowable land coverage by Land Capability District for all existing and proposed lots.
- _____ k. Verified existing land coverage by Land Capability District for all existing and proposed lots.
- _____ l. Proposed land coverage by Land Capability District for all existing and proposed lots.
- _____ m. Locations, dimensions and photographs of all signs (non-residential project only).
- _____ n. Location of all existing water quality improvements (i.e., infiltration trenches, dry wells, etc.).
- _____ o. Edge of pavement at the nearest street(s).
- _____ p. Location of shorezone structures (lakefront parcels only).

LAND COVERAGE CONFORMANCE WORKSHEET

Part 1: Existing Parcel(s)

First Lot 112-050-001

Total Area: 542,056 sq. ft.

Land Capability District(s) *	% Allowed Coverage	Area (sq. ft.)	Allowable Coverage (sq. ft.)	Existing Coverage (sq. ft.)
JwD (6)	30	<u>532,053</u>	<u>159,616</u>	<u>0</u>
JwE (4)	20	<u>10,003</u>	<u>2,501</u>	<u>0</u>

* If this parcel was evaluated under the Individual Parcel Evaluation System (IPES), disregard the first column (Land Capability Districts) but complete all other columns.

Total Allowed Coverage: 162,117 sq. ft.

Total Existing Coverage: 0 sq. ft. 0 % of Total Area

Second Lot

Total Area: 256,914 sq. ft.

Land Capability District(s) *	% Allowed Coverage	Area (sq. ft.)	Allowable Coverage (sq. ft.)	Existing Coverage (sq. ft.)	
JwE (4)	20			<u>0</u>	
JwD (6)	30				
Class 7	30				46,449

* If this parcel was evaluated under the Individual Parcel Evaluation System (IPES), disregard the first column (Land Capability Districts) but complete all other columns.

Total Allowed Coverage: sq. ft.

Total Existing Coverage: 46,449 sq. ft. 18 % of Total Area

Part 1: Existing Parcel(s)
(continued)

Third Lot

Total Area: _____ sq. ft.

Land Capability District(s) *	% Allowed Coverage	Area (sq. ft.)	Allowable Coverage (sq. ft.)	Existing Coverage (sq. ft.)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

* If this parcel was evaluated under the Individual Parcel Evaluation System (IPES), disregard the first column (Land Capability Districts) but complete all other columns.

Total Allowed Coverage: _____ sq. ft.

Total Existing Coverage: _____ sq. ft. _____ % of Total Area

Fourth Lot

Total Area: _____ sq. ft.

Land Capability District(s) *	% Allowed Coverage	Area (sq. ft.)	Allowable Coverage (sq. ft.)	Existing Coverage (sq. ft.)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

* If this parcel was evaluated under the Individual Parcel Evaluation System (IPES), disregard the first column (Land Capability Districts) but complete all other columns.

Total Allowed Coverage: _____ sq. ft.

Total Existing Coverage: _____ sq. ft. _____ % of Total Area

Part 2: Proposed Parcel(s) - Subject to Change

First Lot - New Parcel A

Total Area: 260,283 sq. ft.

Land Capability District(s) *	% Allowed Coverage	Area (sq. ft.)	Allowable Coverage (sq. ft.)	Existing Coverage (sq. ft.)
JwD (6)	30	260,283	78,084	0
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

* If this parcel was evaluated under the Individual Parcel Evaluation System (IPES), disregard the first column (Land Capability Districts) but complete all other columns.

Total Allowed Coverage: 78,084 sq. ft.

Total Existing Coverage: 0 sq. ft. 0 % of Total Area

Second Lot

Total Area: 538,658 sq. ft.

Land Capability District(s) *	% Allowed Coverage	Area (sq. ft.)	Allowable Coverage (sq. ft.)	Existing Coverage (sq. ft.)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

* If this parcel was evaluated under the Individual Parcel Evaluation System (IPES), disregard the first column (Land Capability Districts) but complete all other columns.

Total Allowed Coverage: _____ sq. ft.

Total Existing Coverage: _____ sq. ft. _____ % of Total Area

Part 2: Proposed Parcel(s)
(continued)

Third Lot

Total Area: _____ sq. ft.

Land Capability District(s) *	% Allowed Coverage	Area (sq. ft.)	Allowable Coverage (sq. ft.)	Existing Coverage (sq. ft.)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

* If this parcel was evaluated under the Individual Parcel Evaluation System (IPES), disregard the first column (Land Capability Districts) but complete all other columns.

Total Allowed Coverage: _____ sq. ft.

Total Existing Coverage: _____ sq. ft. _____ % of Total Area

Fourth Lot

Total Area: _____ sq. ft.

Land Capability District(s) *	% Allowed Coverage	Area (sq. ft.)	Allowable Coverage (sq. ft.)	Existing Coverage (sq. ft.)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

* If this parcel was evaluated under the Individual Parcel Evaluation System (IPES), disregard the first column (Land Capability Districts) but complete all other columns.

Total Allowed Coverage: _____ sq. ft.

Total Existing Coverage: _____ sq. ft. _____ % of Total Area

SUPPLEMENTAL FORM "A"

Complete this form for each affected lot.

First Lot

Assessor's Parcel Number (APN): 112-050-001 County/City Placer / Tahoe Vista

Street Address: Idlewood Road Tahoe Vista

Owner(s) of Record:

Name(s): Mourelatos Family Limited Partnership Telephone: () 530.546.9500

Mailing Address: P.O. Box 77 Tahoe Vista State: CA Zip: 96148

Property Restrictions (List all restrictions, easements, etc.):

Prior Approvals (List all prior TRPA, CTRPA, local, or other approvals received for this property):

Agency: _____ Permit type: _____ Date: _____ Permit #: _____

Agency: _____ Permit type: _____ Date: _____ Permit #: _____

☐ None

Second Lot

Assessor's Parcel Number (APN): 117-071-028 County/City Placer / Tahoe Vista

Street Address: 6835 North Lake Blvd. Tahoe Vista

Owner(s) of Record:

Name(s): Mourelatos Family Limited Partnership Telephone: () 530.546.9500

Mailing Address: P.O. Box 77 Tahoe Vista State: CA Zip: 96148

Property Restrictions (List all restrictions, easements, etc.):

Prior Approvals (List all prior TRPA, CTRPA, local, or other approvals received for this property):

Agency: _____ Permit type: _____ Date: _____ Permit #: _____

Agency: _____ Permit type: _____ Date: _____ Permit #: _____

☐ None

CALIFORNIA TAHOE CONSERVANCY

2161 LAKE TAHOE BOULEVARD, SUITE 2
SOUTH LAKE TAHOE, CA 96150
(530) 542-5580



May 13, 2005

RECEIVED

MAY 16 2005

Suzanne Enslow
EDAW
2022 J Street
Sacramento, CA 95814

Dear Suzanne,

Re: Cedar Grove Multi-Family Affordable Housing Project—Placer County

Just a quick reminder that the California Tahoe Conservancy would like to be included on your distribution list for the Environmental Document being prepared for the Cedar Grove project. The Conservancy may be asked to provide land coverage rights for the project and therefore we would like to review the environmental issues that will be addressed in the report.

At the request of the Placer County Redevelopment Agency we have reserved or allocated some coverage for this project. Allocation of these rights does not mean we or the County have completed a transaction for the actual transfer of the coverage, but it does indicate our intent to assist the project pending the CEQA review process and our Agency's review of any environmental issues.

It would be important to note in your report that any possible impacts to soil or water quality due to "over-coverage" of the site should be mitigated by a transfer or retirement of land coverage. The coverage transfer will match the amount of coverage that exceeds the "base-allowed" for the project area, and the transferred coverage will originate from within the same hydrologic area.

Thank you for your assistance. If you need any additional information, please give me a call at (530) 543-6042.

Sincerely,

A handwritten signature in cursive script that reads "Gerry Willmetts".

Gerry Willmetts
Program Analyst

Enclosures

Copy: Joe Serrano, Placer County Redevelopment Agency
Bill Spann, AHDC